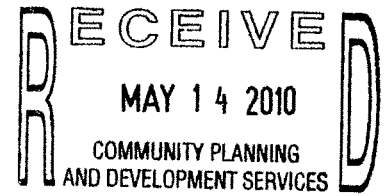


**ROLLINS CENTER on the PIKE
LOT 4
SIMMONS ADDITION TO HALPINE**



PROJECT DESCRIPTION

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Contact: David Draiman

ARCHITECT:

STEVEN J. KARR, AIA, INC.

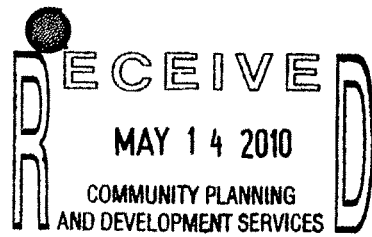
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This project is located in the City of Rockville at 1807 Rockville Pike at the northwest corner of Rollins Avenue and Rockville Pike. It is all of Lot 4, Simmons Addition to Halpine. The property is 36,512 s.f. and is currently developed. There is an existing gasoline/service station onsite with 8 pumping locations with most of the site paved. The existing impervious area is 95%.

We are proposing to raze the existing building, re-grade the existing parking lot and construct a new 9,350 s.f. retail/bank building. The building footprint will cover 25% of the property and be a maximum height of 25'-8" feet, as it faces Rockville Pike. Part of the parking lot will be removed and replaced with grass to provide a total of 16.25% open green space. Since the site is currently 95% paved, and the existing storm drain system is designed to accommodate runoff, the proposed conditions shall decrease the runoff leaving the property into the public storm drain system. Existing water and sewer connections will be replaced and upgraded to a new level of service. New telephone and electric service will be brought from existing service in Rollins Avenue to the building.

Since the property is a recorded lot and no subdivision is required, this property qualifies to be processed as a level 1 site plan. There are 7 trees in the public right-of-way that are shown on the NRI/FSD. This property qualifies for an exemption from the forest conservation law.